



FEATURES

- Available subject to auction terms and conditions
- Public House
- Prominent position close to Waitrose
- Busy town centre location
- Suitable for other uses (STP)
- Grade II listed building
- Owner accommodation to upper floors
- Sold with vacant possession
- Approx. 229 m2 / 2,465 ft2
- Freehold

Disclaimer: John Pye Property is the trading name of John Pye & Sons Ltd whose registered office address is James Shipstone House, Radford Road, Nottingham, NG7 7EA [registered company number 02564753]. John Pye Property for itself and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars have been prepared and issued in good faith and are set out as a general outline only for the guidance of intending purchasers and lessees and do not constitute part of an offer, contract or warranty. 2. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the property. 3. Any areas, measurements, floor plans or distances given are approximate only. 4. John Pye Property have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. It is the responsibility of the purchaser to make its own enquiries. 5. None of the buildings services or service installations have been tested and are not warranted to be in working order. 6. All prices and rentals are quoted exclusive of VAT. 7. Copyright in these particulars vests in John Pye Property. 8. Neither John Pye Property nor any of their employees has any authority to make or give representation or warranty whatsoever in relation to the property.

Guide Price £120,000+

Grade II Listed Public House Sought After Town Centre Location

The Castle, Castle Gate,
Newark, NG24 1AZ

OVERVIEW

- Available subject to auction terms and conditions
- Guide Price: £120,000+
- Grade II listed public house
- Sought after town centre location
- Sold with vacant possession
- Freehold

The property is a grade II listed public house with private owner accommodation to the first and second floors. The premises occupies a prominent town centre position, close to the traditional Market Place and Newark's main railway station.

The accommodation extends over three floors, providing a total floor area of approximately 2,465 ft2. The property previously traded as a public house formally known as 'The Castle' and will be sold with vacant possession. Subject to the necessary planning consents being obtained, we consider the property suitable for a variety of different uses.

The property comprises a traditional wood panelled trading area to the ground floor with WC's, and private accommodation above.

Lot No. 10

19th & 20th May 2021

Floor Area

Approx. 229 m2 / 2,465 ft2
(Measurement taken from the EPC)

Business Rates

'The Castle' and 'The Mayze' are recorded as having a combined rateable value of £15,250.

Services

We understand the property has mains electricity, water, and drainage. However, interested parties should carry out their own investigations.

VAT

TBC

Tenure

Freehold

Guide Price

£120,000+

Buyer's Premium

2% (min. £3,600) inc. VAT.

Viewings

Please contact a member of John Pye Property on 0115 970 6060 or email property@johnpye.co.uk to arrange an appointment.